

093.0

0006

0017.0

Map

Block

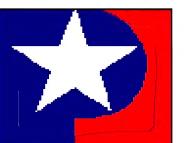
Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
599,200 / 599,200
599,200 / 599,200
599,200 / 599,200

APPRAISED:

USE VALUE:

ASSESSED:


Patriot
Properties Inc.
PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 34 | | GORHAM ST, ARLINGTON |

| OWNERSHIP | Unit #: |
|------------------------|---------|
| Owner 1: QUAN CHAO & | |
| Owner 2: HUANG MINGSHU | |
| Owner 3: | |

| | |
|------------------------|--|
| Street 1: 34 GORHAM ST | |
| Street 2: | |

| | |
|---------------------|--------|
| Twn/City: ARLINGTON | |
| StProv: MA | Cntry: |
| Postal: 02474 | Type: |

| PREVIOUS OWNER | |
|-----------------------------------|--------|
| Owner 1: WALL JOHN P & MARYBETH - | |
| Owner 2: - | |
| Street 1: 34 GORHAM ST | |
| Twn/City: ARLINGTON | |
| StProv: MA | Cntry: |
| Postal: 02474 | |

| NARRATIVE DESCRIPTION | |
|--|--|
| This parcel contains 4,800 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Vinyl Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 4 Bdrms. | |

| OTHER ASSESSMENTS | |
|-------------------|------------|
| Code | Descrip/No |
| | Amount |
| | Com. Int |

| PROPERTY FACTORS | |
|------------------|-----------|
| Item | Code |
| Z | R1 |
| o | SINGLE FA |
| n | 100 |
| Census: | water |
| Flood Haz: | Sewer |
| D | Electri |
| s | Exempt |
| t | |

| LAND SECTION (First 7 lines only) | |
|-----------------------------------|--------------------|
| Use | Description |
| Code | LUC Fact |
| | No of Units |
| | Depth / PriceUnits |
| | Unit Type |
| | Land Type |
| | LT Factor |

| | | | | | | | | | | | | | | | | | | | | | | | |
|-----|------------|------|---------|------|---|-----|------|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 101 | One Family | 4800 | Sq. Ft. | Site | 0 | 70. | 1.18 | 5 | | | | | | | | | | | | | | | |
|-----|------------|------|---------|------|---|-----|------|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

IN PROCESS APPRAISAL SUMMARY

| Legal Description | | | | | | | | User Acct |
|-------------------|--|--|--|--|--|--|--|-----------|
| | | | | | | | | 60882 |
| | | | | | | | | GIS Ref |
| | | | | | | | | GIS Ref |
| | | | | | | | | Insp Date |
| | | | | | | | | 09/15/18 |
| | | | | | | | | !7662! |

PREVIOUS ASSESSMENT

| Parcel ID | | | | | | | | | |
|---|-----|----|---------|---|--------|---------|---------|---------|--------------------------|
| 093.0-0006-0017.0 | | | | | | | | | |
| Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date | | | | | | | | | |
| 2020 | 101 | FV | 204,400 | 0 | 4,800. | 394,800 | 599,200 | 599,200 | Year End Roll 12/18/2019 |
| 2019 | 101 | FV | 177,000 | 0 | 4,800. | 400,400 | 577,400 | 577,400 | Year End Roll 1/3/2019 |
| 2018 | 101 | FV | 167,500 | 0 | 4,800. | 298,900 | 466,400 | 466,400 | Year End Roll 12/20/2017 |
| 2017 | 101 | FV | 167,500 | 0 | 4,800. | 270,700 | 438,200 | 438,200 | Year End Roll 1/3/2017 |
| 2016 | 101 | FV | 167,500 | 0 | 4,800. | 259,400 | 426,900 | 426,900 | Year End 1/4/2016 |
| 2015 | 101 | FV | 156,300 | 0 | 4,800. | 220,000 | 376,300 | 376,300 | Year End Roll 12/11/2014 |
| 2014 | 101 | FV | 156,300 | 0 | 4,800. | 208,700 | 365,000 | 365,000 | Year End Roll 12/16/2013 |
| 2013 | 101 | FV | 156,300 | 0 | 4,800. | 198,500 | 354,800 | 354,800 | 12/13/2012 |

SALES INFORMATION

| TAX DISTRICT | | | | | | | | PAT ACCT. | | | | |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-----------|-------|--|--|--|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes | | | |
| WALL JOHN P & M | 65445-463 | | 5/29/2015 | | 485,000 | No | No | | | | | |
| DOWNIE MARGARET | 24577-173 | | 5/31/1994 | | 172,500 | No | No | Y | | | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name |
|-----------|--------|----------|--------|-----|------------|----------|------------|---------------|-----------|-------------|----|-----------|
| 10/9/2018 | 1474 | Redo Bas | 6,200 | C | | | | | 9/15/2018 | Inspected | BS | Barbara S |
| 3/3/1999 | 105 | Manual | 1,100 | | | | | REPLACE PORCH | 8/17/2018 | MEAS&NOTICE | BS | Barbara S |

| Sign: | VERIFICATION OF VISIT NOT DATA | / | / | / |
|-------|--------------------------------|---|---|---|
|-------|--------------------------------|---|---|---|

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|-------------------|----------------|---------------------------|-----------|----------|------------------------------------|-------------------------|------|--------------------------------------|--------|-----|---------------|--------|-----------|----------------------|------|-------|--------------|----|----|---|--------|--|--|--|--|--|--|--|--|--|--|--|--|
| EXTERIOR INFORMATION | | | | | | BATH FEATURES | | | COMMENTS | | | SKETCH | | | | | | | | | | | | | | | | | | | | | | |
| Type: | 5 - Cape | | Full Bath: | 1 | Rating: | Average | | | EST BMT. | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sty Ht: | 1T - 1 & 3/4 Sty | | A Bath: | Rating: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (Liv) Units: | 1 | Total: | 1 | 3/4 Bath: | Rating: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Foundation: | 2 - Conc. Block | | A 3QBth: | Rating: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Frame: | 1 - Wood | | 1/2 Bath: | 1 | Rating: | Average | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Prime Wall: | 4 - Vinyl | | A HBth: | Rating: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sec Wall: | | | OthrFix: | 1 | Rating: | Fair | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Roof Struct: | 1 - Gable | | OTHER FEATURES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Roof Cover: | 1 - Asphalt Shgl | | Kits: | 1 | Rating: | Good | | | 1st Res Grid Desc: Line 1 # Units: 1 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Color: | WHITE | | A Kits: | Rating: | | | | | | Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O | | | | | | | | | | | | |
| View / Desir: | | | Fpl: | Rating: | | | | | | Other | | | | | | | | | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | | | WSFlue: | Rating: | | | Upper | | | | | | | | | | | | | | | | | | | | | | | | |
| Grade: | C - Average | | CONDOS INFORMATION | | | | | | Lvl 2 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year Blt: | 1950 | Eff Yr Blt: | | | | | | | Lvl 1 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Alt LUC: | | | | | | | | | Lower | | | | | | | | | | | | | | | | | | | | | | | | | |
| Jurisdict: | | | | | | | | | Totals | RMs: | 6 | BRs: | 4 | Baths: | 1 | HB | 1 | | | | | | | | | | | | | | | | | |
| Const Mod: | | | | | | | | | REMODELING | | | | | | RES BREAKDOWN | | | | | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | | | | | | Exterior: | | | | | | No Unit | RMS | BRs | FL | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | | | Interior: | | | | | | 1 | 6 | 4 | | | | | | | | | | | | | | | | | | | | |
| Avg Ht/FL: | STD | | | | | | | | Additions: | | | | | | | | | | | | | | | | | | | | | | | | | |
| Prim Int Wall: | 1 | - Drywall | | | | | | | Kitchen: | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sec Int Wall: | | | | | | | | | Baths: | | | | | | | | | | | | | | | | | | | | | | | | | |
| Partition: | T - Typical | | | | | | | | Plumbing: | | | | | | | | | | | | | | | | | | | | | | | | | |
| Prim Floors: | 3 | - Hardwood | | | | | | | Electric: | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sec Floors: | | | | | | | | | Heating: | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bsmnt Flr: | 14 | - Asphalt Tile | | | | | | | General: | | | | | | | | | | | | | | | | | | | | | | | | | |
| Subfloor: | | | | | | | | | Totals | | | | | | 1 | 6 | 4 | | | | | | | | | | | | | | | | | |
| Bsmnt Gar: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Electric: | 3 | - Typical | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Insulation: | 2 | - Typical | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Int vs Ext: | S | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Heat Fuel: | 2 | - Gas | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Heat Type: | 1 | - Forced H/Air | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| # Heat Sys: | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| % Heated: | 100 | % AC: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Solar HW: | NO | Central Vac: | | NO | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| % Com Wall: | | | % Sprinkled: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | | | Make: | | | | Model: | | | | Serial #: | | | | Year: | | | | Color: | | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | PARCEL ID 093-0-0006-0017.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value | | | | | | | | | | | | | | | | |
| 2 | Frame Shed | D | Y | 18X12 | A | AV | 2008 | | 0.00 | T | 8.8 | 101 | | | | | | | | | | | | | | | | | | | | | | |
| More: N | Total Yard Items: | | | | | | Total Special Features: | | | | | | Total: | | | | | | | | | | | | | | | | | | | | | |

The sketch shows a rectangular property outline with internal room divisions. Labels include 'ENT' (Entry) at the top left, 'TQS' (Three-quarter Story) on the left side, 'FFL' (First Floor) in the center, 'BMT' (Basement) at the bottom left, 'WDK' (Walk-in Closet) at the top right, '10' indicating a width of 10 units, '12' indicating a length of 12 units, and '5' indicating a height of 5 units. A central area is labeled '4'. The sketch also includes a '32' label at the bottom right.

| SUB AREA | | | SUB AREA DETAIL | | | | | | | |
|---|-------------|-----------|-----------------|--------------|----------|--------|---------|--------|----|-------|
| Code | Description | Area - SQ | Rate - AV | Undepr Value | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
| BMT | Basement | 768 | 42.100 | 32,329 | | | | | | |
| FFL | First Floor | 768 | 140.320 | 107,765 | | | | | | |
| TQS | 3/4 Story | 576 | 140.320 | 80,823 | | | | | | |
| WDK | Deck | 160 | 12.130 | 1,940 | | | | | | |
| ENT | ENTRY | 20 | 26.130 | 523 | | | | | | |
| Net Sketched Area: 2,292 Total: 223,380 | | | | | | | | | | |
| Size Ad | 1344 | Gross Are | 2484 | FinArea | 1344 | | | | | |

IMAGE

A photograph of a two-story house with white horizontal siding. The house has a gambrel roof with two dormer windows. Blue shutters are visible on the windows. The front entrance features a small porch with white steps. The house is surrounded by green trees and bushes.

AssessPro Patriot Properties, Inc